

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 NE/S Joppa Road and SEC Balto. * ZONING COMMISSIONER
 Beltway (I-695) * OF BALTIMORE COUNTY
 2122 W. Joppa Road * Case No. 96-287-X
 8th Election District *
 3rd Councilmanic District *
 Trustees of the Trinity Assembly *
 of God, Legal Owner *
 Contract Purchaser: Wash/Balto. *
 Cellular Ltd. Partnership *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 2122 West Joppa Road in Lutherville. The Petition is filed by the Trustees of the Trinity Assembly of God of Baltimore City, property owner and the Washington/Baltimore Cellular Ltd. Partnership, dba Cellular One, Lessee. Special exception relief is requested to approve a wireless transmitting and receiving facility on the subject site, zoned D.R.1. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case were Mike Mouse, Marcie Raskin, Van Thompson and George Meeker, all from Cellular One. Also present was Robert Morelock from Daft, McCune, Walker, Inc. The Petitioner was represented by Karl J. Nelson, Esquire. There were no Protestants or other interested persons present.

Proffered testimony offered on behalf of the Petitioner was that the subject property is approximately 15.068 acres in area, zoned D.R.1. This site is located adjacent to Joppa Road and Interstate 83 in Lutherville, just north of the Baltimore Beltway (I-695). The property is owned by the Trustees of the Trinity Assembly of God of Baltimore City and the property is improved with a church building and related improvements. Several photographs were submitted of the site and the site plan accurately depicts

ORDER RECEIVED FOR FILING

Date

By

3/14/96
 M. G. G. G.

ENCLOSURE

the property's use and improvements thereon.

Further testimony was that the property owners have entered into a lease agreement with Cellular One. As is well known, Cellular One is in the business of providing mobile communication service. In this regard, testimony was offered explaining Cellular One system of wireless transmitting and receiving facilities. In essence, the company has established a communications network throughout the Baltimore/Washington Metropolitan Area. This network allows a mobile phone user to be handed off from one wireless facility to the next so as to ensure continuous and uninterrupted communication.

It was noted that the subject vicinity features a high volume of calls and use. As noted above, this vicinity is near the interchange of I-695 and I-83 and near the commercial/office/retail business center in Towson. Although Cellular One has nearby antenna facilities, the Petitioner has leased the subject property to improve coverage and increase capacity. In this regard, small antennas have been placed on the roof of the church building. These antennas are 1 ft. x 1 ft. in dimension and are barely visible from the ground. Photographs of the antennas show that same match perfectly with the roof line of the structure and are barely visible. These are not the larger antenna panels familiar to the Zoning Commissioner from other cases but smaller antennas.

Based upon the testimony and evidence offered, all of which is uncontradicted, it is clear that the subject does not adversely impact the health, safety or general welfare of the surrounding locale. The effects of these antenna are innocuous both from a visibility and environmental standpoint. In this regard, an environmental statement was prepared and submitted as Petitioner's Exhibit No. 2. This study concludes that the facility has little or no impact on the environment and does not detrimen-

ORDER RECEIVED FOR FILING

Date

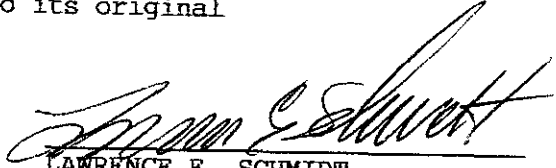
By

tally affect the surrounding locale. Thus, it is clear that the Petitioner has satisfied the burden set forth in Section 502 of the BCZR and the case law. The Petition, therefore, must and should be approved.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of March, 1996 that, pursuant to the Petition for Special Exception, approval to allow a wireless transmitting and receiving facility in a D.R.1 zone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 14, 1996

Karl J. Nelson, Esquire
Kramon and Graham
1 South Street, Suite 2600
Baltimore, Maryland 21202

RE: Petition for Special Exception
Case No. 96-287-X
Lessee: Washington/Balto. Cellular Ltd. Partnership
Legal Owner: The Trustees of the Trinity Assembly of God

Dear Mr. Nelson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Messrs. Maus, Thompson, Meeker and Ms. Raskin, Cellular One
c: Mr. R. Morelock, DMW, Inc.

MICROFILMED





Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 2122 West Joppa Road

96-287-X

which is presently zoned DR 1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a wireless transmitting and receiving facility in a DR 1 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Washington/Baltimore Cellular Limited Partnership
dba Cellular One Washington/Baltimore

(Type or Print Name)

[Signature]
Signature

7150 Standard Dr. 712-7710
Address

Hanover MD 21076
City State Zipcode

Attorney for Petitioner:

Karl J. Nelson
Kramon & Graham

(Type or Print Name)

[Signature]
Signature

1 South Street, Suite 2600 347-7434
Address Phone No.
Baltimore MD 21202
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Trustees of the
Trinity Assembly of God of Baltimore City

(Type or Print Name)

[Signature]
Signature

(Type or Print Name)

Signature

2122 W. Joppa Road

Address Phone No.

Lutherville MD 21093
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser, or representative to be contacted.

Robert Morelock, Daft-McCune-Walker, Inc.

Name

200 E. Pennsylvania Ave.

Towson, MD 21286 296-3333
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: [Signature] DATE 1/29/96

287

RECORDED

Zoning Administration
& Development Management

Description

96-287-X

To Accompany Petition for Special Exception

15.068 Acre Parcel

Trustees of the Trinity Assembly of God of Baltimore City Property

Eighth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the point formed by the intersection of the southeast side of Joppa Road, variable width, and the southeast right-of-way line of the Baltimore Beltway (Interstate 695) and being at the end of the second of the two following courses and distances from the point formed by the intersection of the centerline of Joppa Road with the centerline of the Baltimore Beltway (1) Southeasterly 130 feet, more or less, and thence (2) Northeasterly 80 feet, more or less, to the point of beginning, thence leaving said beginning point and binding on the southeast right-of-way line of the Baltimore Beltway (1) Northeasterly by a line curving to the right with a radius of 7514.44 feet for a distance of 1750.24 feet (the arc of said curve being subtended by a chord bearing North 46 degrees 43 minutes 41 seconds East 1746.28 feet and said curve having a beginning tangent bearing of North 40 degrees 03 minutes 20 seconds East and a departing tangent bearing of North 53 degrees 24 minutes 02 seconds East), thence leaving the Baltimore Beltway and running the five following courses and distances, viz: (2) South 62 degrees 14 minutes 56 seconds East 239.79 feet, thence (3) South 17 degrees 12 minutes 09 seconds West 140.38 feet, thence (4) South 02 degrees 31 minutes 32 seconds East 250.96 feet, thence (5) North 75 degrees 22 minutes 42 seconds West 265.09 feet, and thence (6) North 41 degrees 46 minutes 39 seconds West 1421.61 feet to intersect said southeast side of Joppa

96-287-X

Road, thence running and binding thereon, the three following courses and distances, viz: (7) North 47 degrees 57 minutes 55 seconds West 153.45 feet, thence (8) North 34 degrees 49 minutes 53 seconds West 154.03 feet, and thence (9) North 36 degrees 52 minutes 49 seconds West 79.39 feet to the point of beginning; containing 15.068 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

January 15, 1996

Project No. 95057.A (L95057A)



96-287-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8

Date of Posting 2/20/96

Posted for:

Special Exception

Petitioner:

Cellular One

Location of property:

2122 W Joppa

Location of Sign:

In Front of Main Building facing Joppa Rd.

Remarks:

Posted by

J. H. [Signature]
Signature

Date of return:

Number of Signs:

1



NOTICE OF HEARING

2/16, 1996

...the Corning Act and Regula-
tions of Baltimore County will
hold a public hearing on the
property identified herein in
Room 106 of the County Office
Building, 117 W. Chase
Avenue, in Towson, at
10:00 a.m. on Tuesday, May 24,
1988. Old Courthouse, 400
Washington Avenue, Towson,
Maryland 21204 as follows:

A. Henderson

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

NO. 018702

96-287-X

DATE 1/29/96

ACCOUNT R-001-615-000

AMOUNT \$ 335.00

RECEIVED
FROM:

DMW / Cellular One

OSO Special Ex. - 300- ITEM # 287

OSO Sign - - - 33

FOR:

Taken by: JRF

331

03A91#0025#ICHRC

\$335.00

BA C011:03AMD1-29-96

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER

YELLOW - CUSTOMER

N Town

2/20/96

5.55 pm

Post by: 2/18/96

CASE NUMBER: 96-287-X (Item 287)

2122 W. Joppa Road

NE/S Joppa Road and SEC Baltimore Beltway (I-695)

8th Election District - 3rd Councilmanic

Legal Owner: Trustees of the Trinity Assembly of God of Baltimore City

Contract Purchaser: Washington/Baltimore Cellular Limited Partnership,
dba Cellular One Washington/Baltimore

Special Exception for a wireless transmitting and receiving facility.

HEARING: MONDAY, MARCH 4, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

ACK



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 287 Petitioner: WASHINGTON/BALTO. CELLULAR LTD. PARTNERSHIP
Location: 2122 W. JOPPA RD., LUTHERVILLE, MD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MR. MIKE MAUS, CELLULAR ONE
ADDRESS: 7150 STANDARD DRIVE
HANOVER, MD 21076
PHONE NUMBER: 712-7770



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1"= _____

 Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____ square feet _____

public private
SEWER: ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 12, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-287-X (Item 287)

2122 W. Joppa Road

NE/S Joppa Road and SEC Baltimore Beltway (I-695)

8th Election District - 3rd Councilmanic

Legal Owner: Trustees of the Trinity Assembly of God of Baltimore City

Contract Purchaser: Washington/Baltimore Cellular Limited Partnership, dba Cellular One Washington/Baltimore

Special Exception for a wireless transmitting and receiving facility.

HEARING: MONDAY, MARCH 4, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Trinity Assembly of God of Baltimore City
Cellular One Washington/Baltimore
Karl J. Nelson, Esq.
Robert Morelock

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 26, 1996

Karl J. Nelson, Esquire
Kramon & Graham
1 South Street, Suite 2600
Baltimore, MD 21202

RE: Item No.: 287
Case No.: 96-287-X
Petitioner: Trinity Assembly of
God of Baltimore City

Dear Mr. Nelson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 29, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Feb. 20, 1996
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 20, 1996
Items 253 (revised), 269 (revised), 286, (287),
290, 292 and 293

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 02/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 12, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 286, 287, 288, 289, 290,
292 AND 293.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-14-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 287 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: February 12, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. (287) 288, and 290

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat L. Keller

PK/JL

PETITION PROBLEMS

#286 — MJK

1. Need attorney - legal owner is incorporated.

#287 — JRF

1. Need typed or printed name of person signing for legal owner.
2. Need typed or printed title of person signing for legal owner.
3. Need authorization for person signing for legal owner.
4. Need telephone number for legal owner.
5. Need typed or printed name of person signing for contract purchaser.
6. Need typed or printed title of person signing for contract purchaser.
7. Need authorization of person signing for contract purchaser.

#289 — RT

1. Need attorney's signature.

RE: PETITION FOR SPECIAL EXCEPTION
2122 W. Joppa Road, NE/S Joppa Road and
SEC Baltimore Beltway (I-695), 8th
Election District, 3rd Councilmanic

Legal Owner: Trustees of the Trinity
Assembly of God of Balto. City
Contract Purchaser: Washington/Baltimore
Cellular L.P.
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-287-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to Karl J. Nelson, Esquire, Kramon & Graham, 1 South Street, Suite 2600, Baltimore, MD 21202 attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Karl J. Nelson, Esq.

MIKE MAUS

Marci RASKIN

BOB MORELOCK

Van Thompson

George Meeker

One South St. Balt MD 21202

7150 STANDARD DR., HANOVER, MD.

7150 STANDAR DR., HANOVER, MD.

DMW, INC. 200 E. PENNA. AVE TOWSON

Cellular ONE 7150 Standard Dr. Hanover MD 21076

"

"

"

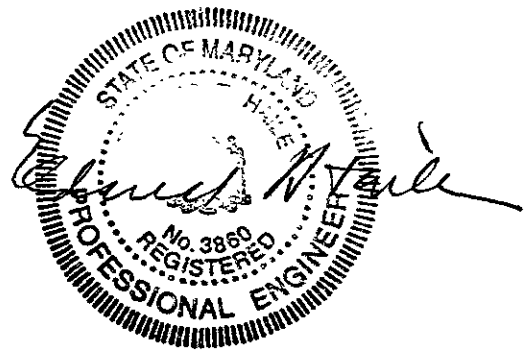


Environmental Impact Statement

Cellular One - Trinity Site

February 1996

DMW Project No. 95057.A



Prepared for:

Washington/Baltimore Cellular Limited Partnership

dba Cellular One Washington/Baltimore

7150 Standard Drive

Hanover, MD 21076

Det 2

Prepared by:

DMW

Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

MICROFILMED

I. INTRODUCTION

This Environmental Impact Statement (EIS) has been prepared to meet the requirements of section 502.7.C.10 of the Baltimore County Zoning Regulations in support of a Petition for Special Exception for a wireless transmitting and receiving facility at the Trinity Assembly of God church located at 2122 West Joppa Road.

The subject facility will be operated by a lessee, Cellular One Washington/Baltimore. The site is a 15.068 acre parcel located on the northeast side of Joppa Road where it crosses the inner loop of the Baltimore Beltway near Lutherville. All required equipment will be placed on or in the existing building at the site and will create no ground disturbance.

II. PROJECT SUMMARY

The project is a cellular communications facility consisting of four 12" x 12" building-mounted panel antennas attached to the skylight of the existing church, and radio and telephone interconnect equipment. The radio and telephone equipment is housed in a cabinet located entirely within the existing church building. The site is a "fill in" facility designed to improve current coverage and capacity deficiencies in a narrowly defined and heavily traveled portion of the Baltimore Beltway.

The subject site is zoned D.R. 1; adjacent properties to the east and southeast are zoned D.R. 1 and D.R. 3.5 and are used as residences and vacant land.

III. DISCUSSION OF PROBABLE IMPACTS

Site Clearing and Grading: It is not necessary to clear or grade any part of this site. No environmentally sensitive areas, natural or forested communities will be disturbed for this installation.

Site Drainage and Runoff: There is no addition of impervious surface associated with the wireless transmitting and receiving facility and therefore, no increase in storm water runoff from the site. There are no materials which could cause any chemical contamination of either runoff or ground water.

Wildlife Habitat: The site was visited by an Environmental Specialist on December 4, 1995. No significant plant or wildlife resources were found in the immediate vicinity of the proposed facility. All of the exterior components for the facility are structure mounted, so no significant habitats will be disturbed.

There is very little available information on the effect of radio broadcast facilities on free ranging wildlife. However, studies on confined individuals indicate that radio frequency radiation levels must be several orders of magnitude higher than those associated with this type of facility to have any measurable effect. Wildlife studies on the effects of radio frequency radiation emitted by the subject wireless transmitting and receiving facility are unwarranted due to the extremely low power levels of operation.

Noise: Cellular sites with interior equipment such as the subject facility do not generate any audible noise.

RF Radiation: The Federal Communications Commission (FCC) has conducted numerous hearings and issued regulations regarding public exposure to radio frequency radiation from low-powered facilities such as cellular telephone base stations and mobile units, amateur radio equipment and the like. The basis of the regulations is that when operated within them, there is a vast margin of safety associated with transmitting and receiving equipment approved by the FCC. The facility at the Trinity Assembly of God property will comply with all applicable FCC regulations.

Vehicular Traffic: Equipment inspection visits to Cellular One facilities are typically made on a routine but infrequent basis, typically once or twice a month. Technicians are dispatched for emergency repairs as well. The overall traffic amounts to approximately one trip per week. Given the existing church use on the property, there will be no change in traffic volumes or patterns due to the presence of the cell site.

Visual Impact: The facility has no conspicuous visual impact as the antennas are the same color as the skylight to which they are attached. The antennas project horizontally about 6 inches from the skylight and do not extend vertically at all.

IV. ALTERNATIVES TO THE PROPOSED ACTION

The alternative to using a structure mounted facility would be to place the antennas on a monopole or tower at the site.

VI. ASSESSMENT OF LONG-TERM EFFECTS

The long-term effects are limited to the presence of the proposed facility. No environmental degradation results from placement of this facility on the existing church.

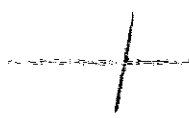
VII. COMMITMENT OF RESOURCES

The proposed project does not require any unusual materials or resources.

VIII. CONCLUSIONS

The wireless transmitting and receiving facility has little or no impact on the environment and, in effect, results in a benefit to the public by providing improved cellular communication services in Baltimore County.

96-287-X



X-287-96

IN RE: PETITION FOR SPECIAL EXCEPTION
NE/S Joppa Road and SEC Balto.
Beltway (I-695)
2122 W. Joppa Road
8th Election District
3rd Councilmanic District
Trustees of the Trinity Assembly
of God, Legal Owner
Contract Purchaser: Wash/Balto.
Cellular Ltd. Partnership

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-287-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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Proffered testimony offered on behalf of the Petitioner was that the subject property is approximately 15.068 acres in area, zoned D.R.1. This site is located adjacent to Joppa Road and Interstate 83 in Lutherville, just north of the Baltimore Beltway (I-695). The property is owned by the Trustees of the Trinity Assembly of God of Baltimore City and the property is improved with a church building and related improvements. Several photographs were submitted of the site and the site plan accurately depicts

the property's use and improvements thereon.

Further testimony was that the property owners have entered into a lease agreement with Cellular One. As is well known, Cellular One is in the business of providing mobile communication service. In this regard, testimony was offered explaining Cellular One system of wireless transmitting and receiving facilities. In essence, the company has established a communications network throughout the Baltimore/Washington Metropolitan Area. This network allows a mobile phone user to be handed off from one wireless facility to the next so as to ensure continuous and uninterrupted communication.

It was noted that the subject vicinity features a high volume of calls and use. As noted above, this vicinity is near the interchange of I-695 and I-83 and near the commercial/office/retail business center in Towson. Although Cellular One has nearby antenna facilities, the Petitioner has leased the subject property to improve coverage and increase capacity. In this regard, small antennas have been placed on the roof of the church building. These antennas are 1 ft. x 1 ft. in dimension and are barely visible from the ground. Photographs of the antennas show that same match perfectly with the roof line of the structure and are barely visible. These are not the larger antenna panels familiar to the Zoning Commissioner from other cases but smaller antennas.

Based upon the testimony and evidence offered, all of which is uncontradicted, it is clear that the subject does not adversely impact the health, safety or general welfare of the surrounding locale. The effects of these antenna are innocuous both from a visibility and environmental standpoint. In this regard, an environmental statement was prepared and submitted as Petitioner's Exhibit No. 2. This study concludes that the facility has little or no impact on the environment and does not detract

- 2 -

tally affect the surrounding locale. Thus, it is clear that the Petitioner has satisfied the burden set forth in Section 502 of the BCZR and the case law. The Petition, therefore, must and should be approved.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of March, 1996 that, pursuant to the Petition for Special Exception, approval to allow a wireless transmitting and receiving facility in a D.R.1 zone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 14 March 1996
By LES:mmm

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 14, 1996

Karl J. Nelson, Esquire
Kramon and Graham
1 South Street, Suite 2600
Baltimore, Maryland 21202

RE: Petition for Special Exception
Case No. 96-287-X
Lessee: Washington/Balto. Cellular Ltd. Partnership
Legal Owner: The Trustees of the Trinity Assembly of God

Dear Mr. Nelson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, in accordance with the attached Order.

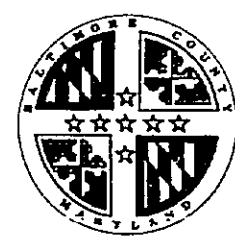
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
att:
C: Messrs. Maus, Thompson, Meeker and Ms. Raskin, Cellular One
C: Mr. R. Morelock, DMW, Inc.

Printed with Recycled Ink
on Recycled Paper



Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 2122 West Joppa Road
96-287-X which is presently zoned DR1

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property shown in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for
a wireless transmitting and receiving facility in a DR1 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:
Washington/Baltimore Cellular Limited Partnership
dba Cellular One Washington/Baltimore
City of Baltimore
Signature Karl J. Nelson
Date 1/23/96

7150 Standard Dr.
Hanover MD 21076
City State Zip

Account for Petitioner:
Karl J. Nelson
Kramon & Graham
City of Baltimore
Signature Karl J. Nelson
Date 1/23/96

1 South Street, Suite 2600
Baltimore MD 21202
City State Zip

I/We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.
Legal Owner(s):
Trustees of the
Trinity Assembly of God of Baltimore City
Signature Robert Morelock
Date 1/23/96

(Type or Print Name)
Signature
2122 W. Joppa Road
Lutherville MD 21093
City State Zip

Name, Address and phone number of legal owner, contract purchaser, or representative to be contacted.
Robert Morelock, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Ave.
Towson, MD 21286
City State Zip

ESTIMATED LENGTH OF HEARING, in minutes for hearing
OFFICE USE ONLY
the following date: 1/23/96 Next Two Months
ALL OTHER
REVIEWED BY JS DATE 1/23/96

287

Description 96-287-X

To Accompany Petition for Special Exception

15.068 Acre Parcel

Trustees of the Trinity Assembly of God of Baltimore City Property
Eighth Election District, Baltimore County, Maryland



Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 295 3333
Fax 295 4701

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

Beginning for the same at the point formed by the intersection of the southeast side of Joppa Road, variable width, and the southeast right-of-way line of the Baltimore Beltway (Interstate 695) and being at the end of the second of the two following courses and distances from the point formed by the intersection of the centerline of Joppa Road with the centerline of the Baltimore Beltway (1) Southeasterly 130 feet, more or less, and thence (2) Northeasterly 80 feet, more or less, to the point of beginning, thence leaving said beginning point and binding on the southeast right-of-way line of the Baltimore Beltway (1) Northeasterly by a line curving to the right with a radius of 7514.44 feet for a distance of 1750.24 feet (the arc of said curve being subtended by a chord bearing North 46 degrees 43 minutes 41 seconds East 1746.28 feet and said curve having a beginning tangent bearing of North 40 degrees 03 minutes 20 seconds East and a departing tangent bearing of North 53 degrees 24 minutes 02 seconds East), thence leaving the Baltimore Beltway and running the five following courses and distances, viz: (2) South 62 degrees 14 minutes 56 seconds East 239.79 feet, thence (3) South 17 degrees 12 minutes 09 seconds West 140.38 feet, thence (4) South 02 degrees 31 minutes 32 seconds East 250.96 feet, thence (5) North 75 degrees 22 minutes 42 seconds West 265.09 feet, and thence (6) North 41 degrees 46 minutes 39 seconds West 1421.61 feet to intersect said southeast side of Joppa

Page 1 of 2

287

Road, thence running and binding thereon, the three following courses and distances, viz: (7) North 47 degrees 57 minutes 55 seconds West 153.45 feet, thence (8) North 34 degrees 49 minutes 53 seconds West 154.03 feet, and thence (9) North 36 degrees 52 minutes 49 seconds West 79.39 feet to the point of beginning; containing 15.068 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.
January 15, 1996
Project No. 95057.A (L95057A)



Page 2 of 2

287

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8 Date of Posting 2/20/96
Posted for: Special Exception
Petitioner: Cellular One
Location of property: 2122 W Joppa
Location of Sign: on front of 2122 W Joppa, facing SE corner
Remarks: See Exhibit A
Posted by: JS Date of return: 2/20/96
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/16, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb. 15, 1996.

THE JEFFERSONIAN,
A. HENNINGSON
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning and Planning Department of Baltimore County will hold a public hearing on the above captioned matter at the County Board of Appeals, Room 1110, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 on the following date and time:

Case #96-287-X
Date: 1/23/96
Time: 10:00 a.m.
Location: Room 1110, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204

Contract Purchaser:
Washington/Baltimore Cellular Limited Partnership
dba Cellular One Washington/Baltimore

Legal Owner:
Trustees of the Trinity Assembly of God of Baltimore City

Contract Purchaser:
Washington/Baltimore Cellular Limited Partnership
dba Cellular One Washington/Baltimore

Legal Owner:
Trustees of the Trinity Assembly of God of Baltimore City

Contract Purchaser:
Washington/Baltimore Cellular Limited Partnership
dba Cellular One Washington/Baltimore

Legal Owner:
Trustees of the Trinity Assembly of God of Baltimore City

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 1/29/96 ACCOUNT: 96-287-X
AMOUNT: \$ 335.00

RECEIVED FROM: DMW/Cellular One
C/O Special Ex. 300- ITEM # 287
OW Sign - 31 Tota. 4, 1 JBF

FOR: 331
331/1802581040 \$335.00
BA 001103AP01-29-96

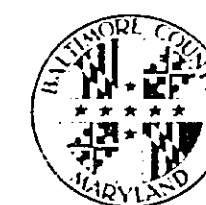
VALIDATION OR SIGNATURE OF CASHIER

Post by: 2/18/96

CASE NUMBER: 96-287-X (Item 287)
2122 W. Joppa Road
NE/S Joppa Road and SEC Baltimore Beltway (I-695)
8th Election District - 3rd Councilmanic
Legal Owner: Trustees of the Trinity Assembly of God of Baltimore City
Contract Purchaser: Washington/Baltimore Cellular Limited Partnership,
dba Cellular One Washington/Baltimore

Special Exception for a wireless transmitting and receiving facility.

HEARING: MONDAY, MARCH 4, 1996 at 2:00 p.m. in Room 118, Old Courthouse.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 287 Petitioner: WASHINGTON/BALTO CELLULAR LTD PARTNERSHIP

Location: 2122 W. JOPPA RD, LUTHERVILLE, MD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MR. MIKE MAIB, CELLULAR ONE

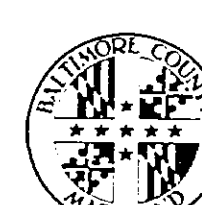
ADDRESS: 7150 STANDARD DRIVE

HANOVER, MD 21076

PHONE NUMBER: 712-7770

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on Recycled Paper

12



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 12, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-287-X (Item 287)

2122 W. Joppa Road
NE/S Joppa Road and SEC Baltimore Beltway (I-695)
8th Election District - 3rd Councilmanic

Legal Owner: Trustees of the Trinity Assembly of God of Baltimore City
Contract Purchaser: Washington/Baltimore Cellular Limited Partnership, dba Cellular One Washington/Baltimore

Special Exception for a wireless transmitting and receiving facility.

HEARING: MONDAY, MARCH 4, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

on: Trinity Assembly of God of Baltimore City
Cellular One Washington/Baltimore
Karl J. Nelson, Esq.
Robert Munklock

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3381.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 26, 1996

Karl J. Nelson, Esquire
Kramon & Graham
1 South Street, Suite 2600
Baltimore, MD 21202

RE: Item No.: 287
Case No.: 96-287-X
Petitioner: Trinity Assembly of
God of Baltimore City

Dear Mr. Nelson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 29, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

MCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 20, 1996
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 20, 1996
Items 283 (revised), 289 (revised), 286, 287,
290, 292 and 293

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

700 East Joppa Road
Towson, MD 21286-5500



Baltimore County Government
Fire Department

Office of the Fire Marshal
(410) 887-4886

DATE: 02/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 12, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 286, 287, 289, 290, 292 AND 293.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4886, MS-1102F

cc: File

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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 287 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 12, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 287, 288, and 290

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Davis

PK/JL

ITEM287/PZONE/ZAC1

PETITION PROBLEMS

#286 -- MJK

1. Need attorney - legal owner is incorporated.

#287 -- JRF

1. Need typed or printed name of person signing for legal owner.
2. Need typed or printed title of person signing for legal owner.
3. Need authorization for person signing for legal owner.
4. Need telephone number for legal owner.
5. Need typed or printed name of person signing for contract purchaser.
6. Need typed or printed title of person signing for contract purchaser.
7. Need authorization of person signing for contact purchaser.

#289 -- RT

1. Need attorney's signature.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Karl J. Nelson, Esq.

One South St. Balt MD 21202

MIKE MARS

7150 STANDARD DR. HANOVER, MD.

MARC BASKIN

7150 STANDARD DR. HANOVER, MD.

BOB MORELOCK

DMW, Inc. 200 E. Pennsylvania Ave. Towson

Van Thompson

Cellular One 7150 Standard Dr. Hanover MD 21076

George Meekler

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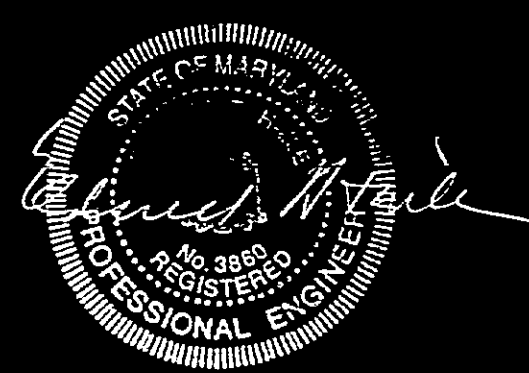


PET 1 B
96-287-X

Environmental Impact Statement

Cellular One - Trinity Site

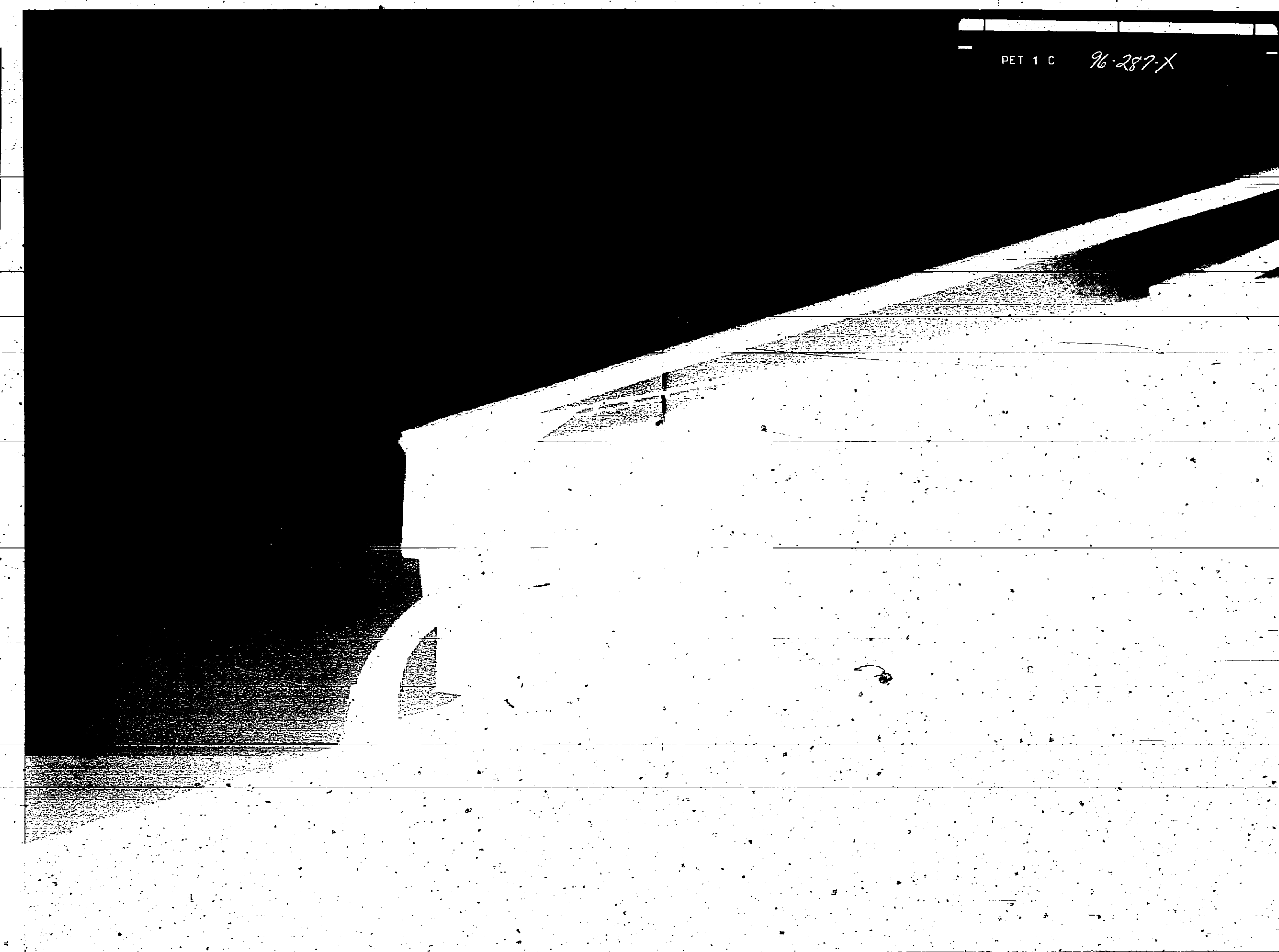
February 1996
DMW Project No. 95057.A

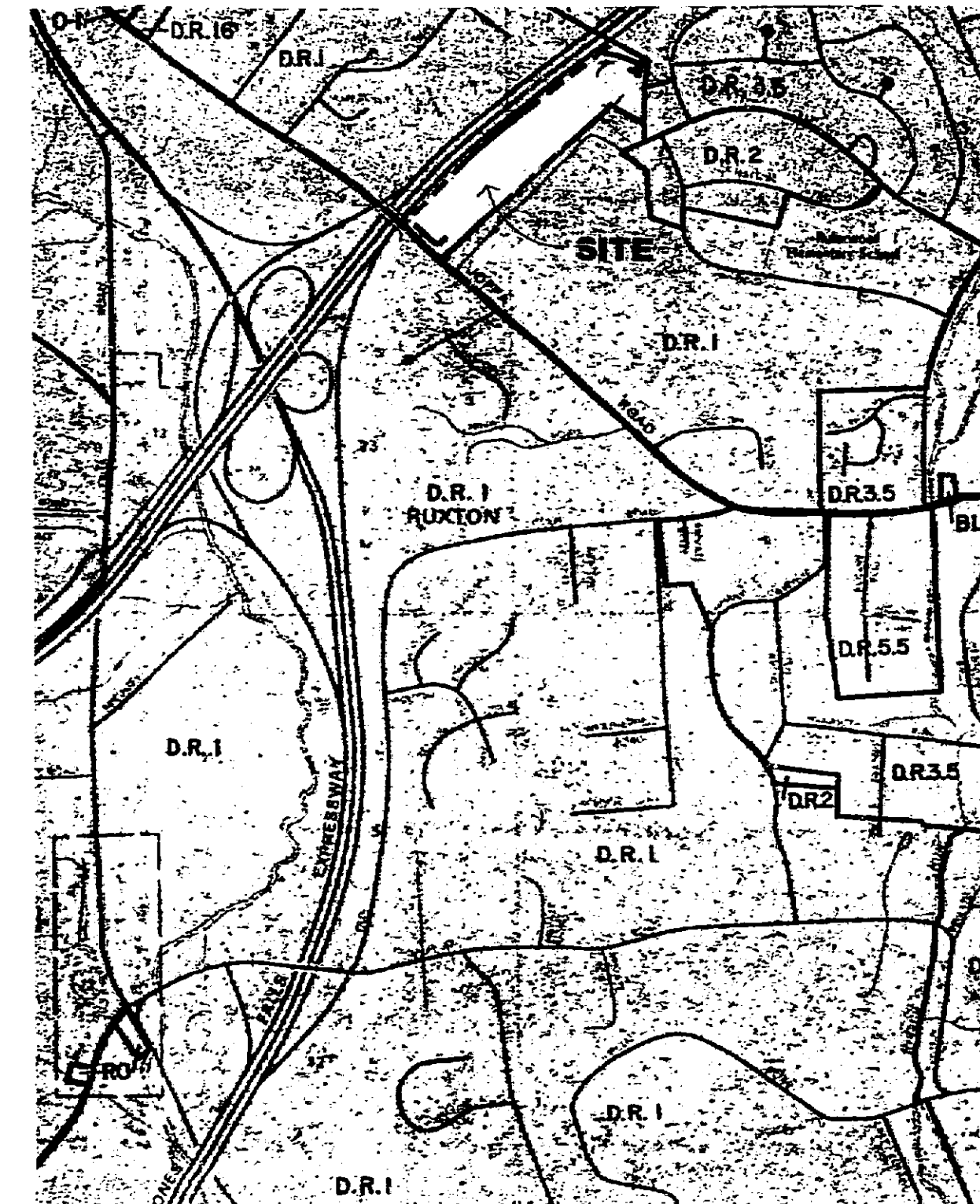
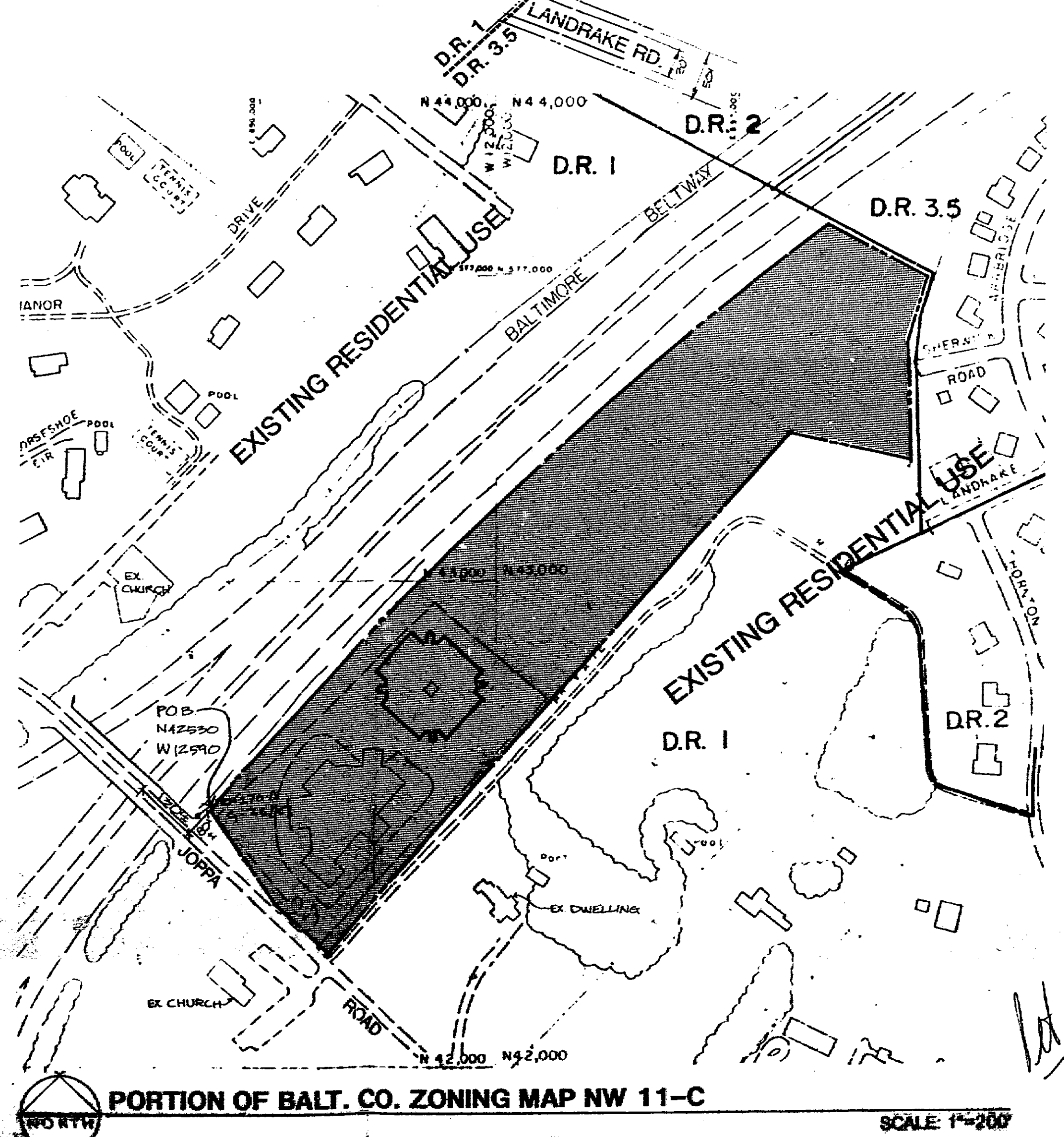
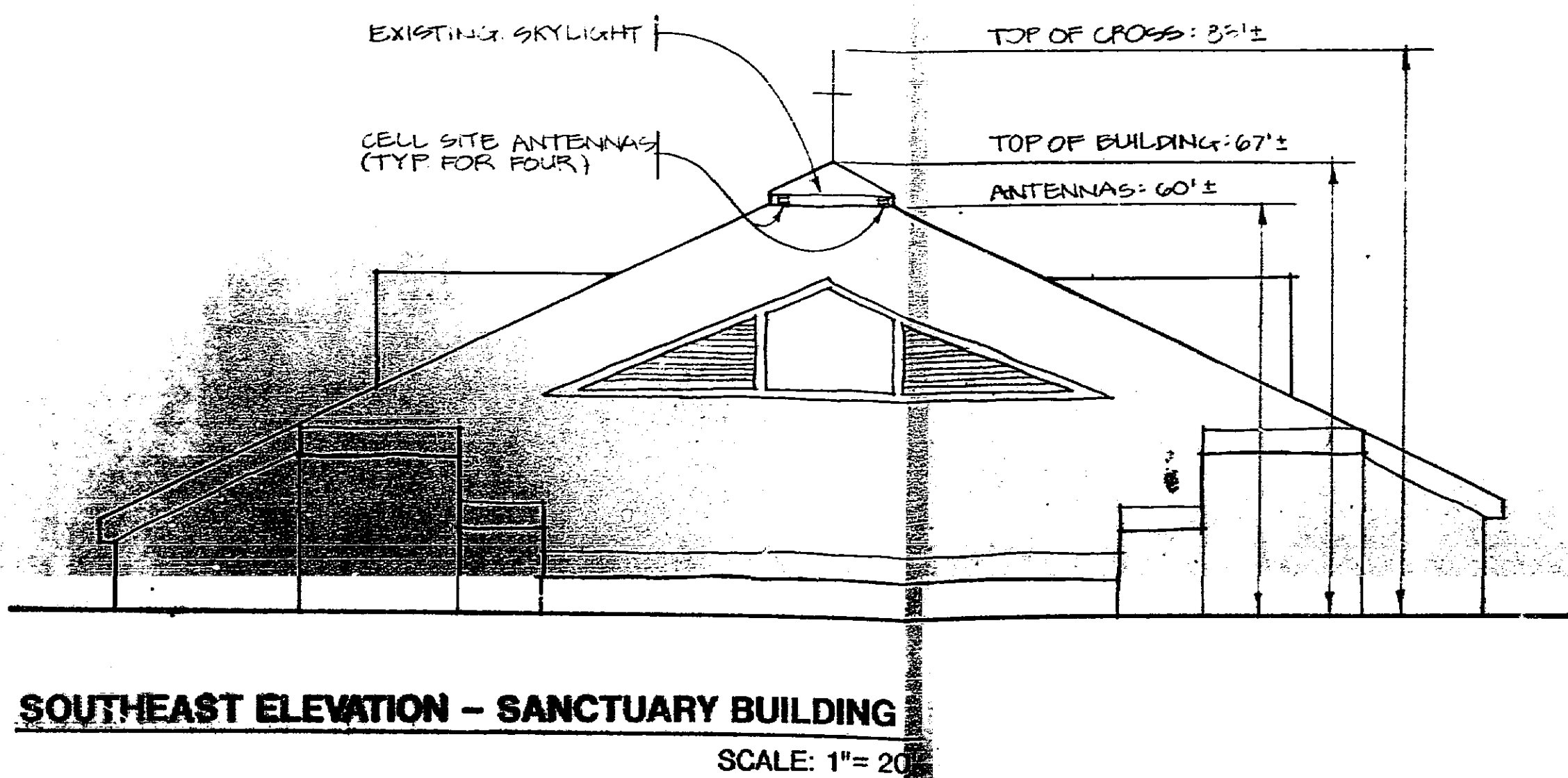
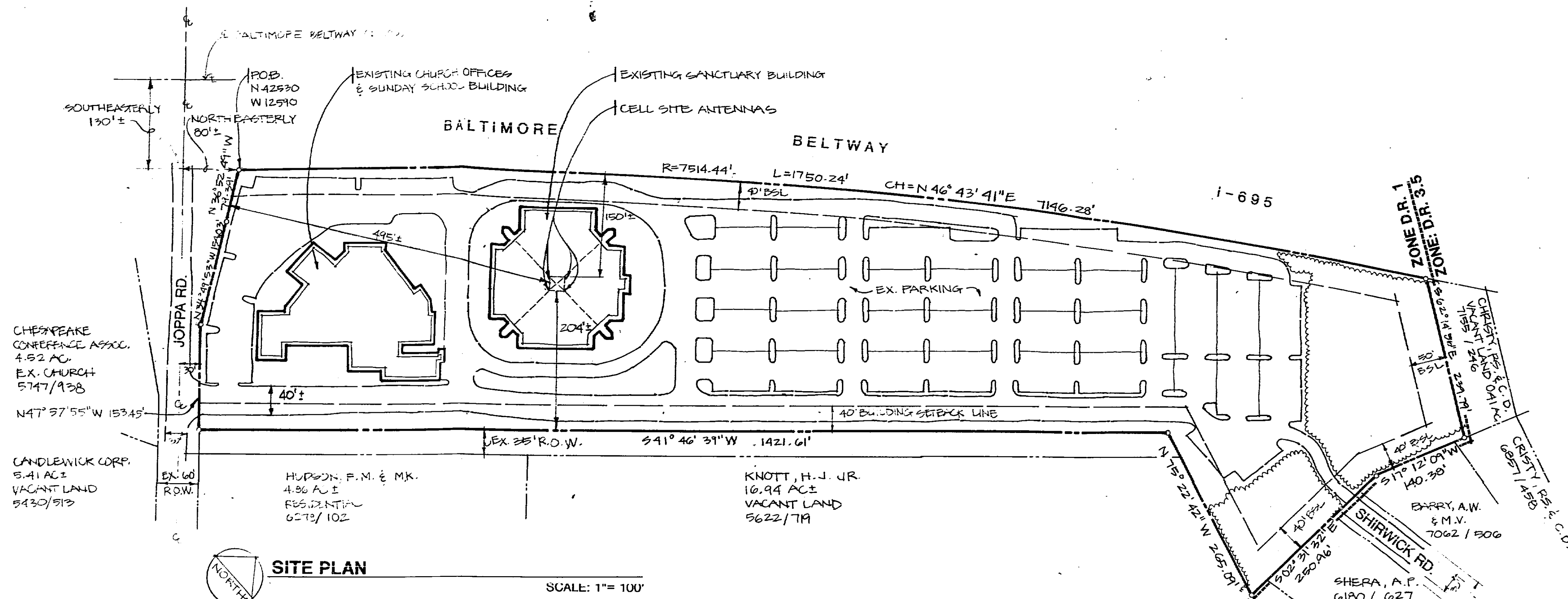


Prepared for:
Washington/Baltimore Cellular Limited Partnership
dba Cellular One Washington/Baltimore
7150 Standard Drive
Hanover, MD 21076

Prepared by:
Duff-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

Let 2





PORTION OF BALT. CO. ZONING MAP E-2
VICINITY MAP
SCALE: 1"=1000'


- NOTES:
- Current owner and street address:
Trustees of the Trinity Assembly of God of Baltimore City
2122 W. Joppa Road
Lutherville, Maryland 21093
 - Contract lessee/
petitioner:
Washington/Baltimore Cellular Limited Partnership
dba Cellular One Washington/Baltimore
7150 Standard Drive
Hanover, Maryland 21076
 - Site area:
15.068 Ac.±
 - Existing use:
Church
 - Site data:
Tax Map 60, Grid 21, Parcel 182
Deed Reference: 5499/179
Property address: 2122 W. Joppa Road
Tax Account No.: 08-08-020261
Zoning: D.R. 1
Election District: 8th
Councilmanic District: 3rd
 - The subject improvements consist of an unmanned wireless transmitting and receiving facility including cellular telephone antennas attached to the skylight of the existing sanctuary building and ancillary radio equipment contained entirely within the existing building.
 - Public water and sanitary sewer services exist on this site, however no water or sanitary utilities are required for the wireless transmitting and receiving facility.
 - The information and boundary location shown hereon have been compiled from previous site plans and other sources believed to be reliable; however their accuracy is not guaranteed and is subject to revision.
 - There are no new signs proposed for this facility.
 - Parking:
There is no new required parking for this unmanned facility. The wireless transmitting and receiving facility does not block or affect any existing parking or circulation spaces on the site.
 - Previous Commercial Permits:
1355-87 New building
1425-85 Grading
407-83 Church addition
664-83 Church addition
1122-78 Storm water management
1086-78 Church building
1085-78 Grading
 - Previous Zoning History:
Case No. 80-256-A requested a variance for two signs totaling 60 square feet in lieu of the permitted one sign with a total area no greater than 30 square feet. After several hearings and appeals, the requested relief was granted by an order dated August 16, 1982.
Case No. 90-270-A requested a variance to permit a building with a total length of 600 feet in lieu of the maximum permitted 300 feet. The requested relief was granted in an order dated May 21, 1990.

Attorney:
Karl J. Nelson
Kramon & Graham
1 South Street, Suite 2600
Baltimore, MD 21202
(410) 347-7434

Printed
JAN 24 1996
DAFT-McCUNE-WALKER, INC.

DMW
Daft-McCune-Walker, Inc.
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals
400 East Pennsylvania Avenue
Towson, Maryland 21206
(410) 296-3338
Fax 296-4708

CELLULAR ONE
Site Plan to Accompany Petition for Special Exception
TRINITY SITE

No.	Description	Date
REVISIONS		
Proj. No.	95057-A	
Date	12/1/95	
Scale	AS SHOWN	
Last Rev.		
		
Sheet		
1 OF 1		